

LONG RANGE PLANNING

TO: Plan Review Steering Committee
FROM: Long Range Planning Staff
DATE: July 1, 2002
SUBJECT: Summary Notes from the GMA Steering Committee meeting of
June 26, 2002 (Meeting #28)

Attendance:

Steering Committee Members:

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| Jeanne Harris | City of Vancouver Council Member |
| Michael Hefflin | City of Ridgefield Council Member |
| John Idsinga | City of Battle Ground Council Member |
| Mary Kufeldt-Antle | City of Camas Council Member |
| Debbie Smith | Town of Yacolt Council Member |
| Judie Stanton | Clark County Board of Commissioners (Chair) |

Public:

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| Marnie Allen | Consortium of Clark County Schools |
| Eric Beck | Clark Public Utilities |
| Carolyn Berry-Rohme | Vancouver Resident |
| Ken Hadley | Self |
| Lloyd Handlos | Brush Prairie Resident |
| Jessica Hoffman | Clark County Association of Realtors |
| Michael Holmes | Self |
| Patrick Holmes | Lane Powell spears Lubersky |
| James Howsley | Lane Powell spears Lubersky |
| Al Raines | Vancouver Resident |
| Kelly Ruby | Vancouver Resident |
| Mick Shutt | Clark Public Utilities |
| Dean Sutherland | Clark Public Utilities |
| George Vartanian | Self |

Staff:

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| Jose Alvarez | Clark County Long Range Planning |
| Monty Anderson | City of Washougal Planning Director |
| Derek Chisholm | Clark County Long Range Planning |
| Eric Eisemann | City of La Center and City of Ridgefield |

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| Bob Higbie | Clark County Long Range Planning |
| Eric Holmes | City of Battle Ground |
| Mary Keltz | Clark County Board of Commissioner's Office |
| Patrick Lee | Clark County Long Range Planning Manager |
| Dale Miller | C-Tran |
| Oliver Orjiako | Clark County Long Range Planning |
| Rod Orlando | Town of Yacolt – EES Consulting |
| Marty Snell | City of Camas Planner |
| Bryan Snodgrass | City of Vancouver Planner |
| Josh Warner | Clark County Community Development |

1. Introductions

Commissioner Stanton called the meeting to order at 4:00. Attendees introduced themselves.

2. Review May 15, 2002 meeting notes

Accepted as distributed.

3. Review of CREDC Economic Development Strategy – Bart Phillips

Phillips presented the “Economic Development Strategic Plan for Clark County”. The impetus of the was to determine where do we want to go as a community, beyond just looking at trend extrapolation. What types of jobs do we want to create, etc? The plan is recommended to jurisdictions and could be adopted by other jurisdictions.

Phillips went through the strategic plan document he passed around. The development is to be around “nodes of growth”. Distinct communities with separate identities. The focus is to be on high tech and knowledge based industries. Another sector is growing locally owned companies. The goals and strategies are outlined in the document. The list is intended to be dynamic and change as necessary. There is a need to be conducive to start-ups and coordinate with WSU. The industrial land base is a key issue. The Discovery Corridor idea has taken off as a concept. Expansion of infrastructure is also important. Need to be proactive in provision by making targeted investments. The local permitting process also needs to be shortened. There is also an interest in a publicly owned wetland bank. Need to be more integrated into the metro area. This can be a strategic advantage. Need to take care of downtown commercial areas to be attractive to businesses.

The plan was put together by a 30 member task force. Now is the time for the implementation.

Kufeldt-Antle asked about state-wide legislation to make the area more business friendly. Phillips responded that discussions are underway. Kufeldt-Antle suggests that it should be one of the primary goals in the plan. Phillips responded that the strategies are focused on the local issues to be handled. State work is still in the work plan.

New agenda item - CPU

Sutherland presented to the committee. RTO West. Clark Public Utilities (CPU) is opposed to the proposal at this point. Handout on what RTO West is and related issues. The federal government is working on a new market system for the grid. The RTO would take control of the grid. Preferential treatment to utilities might not be the case under the new system in deregulation. Transmission would be a competitive process. The fear is related to what happened in California. The Federal Energy Regulatory Commission (FERC) will be making the decision. CPU wants to encourage jurisdictions to oppose the proposition. A new organization would be created and could increase costs. The Feds want a uniform system over the entire US. Our local congressional delegation is currently opposed to the proposal. CPU thinks it will have a negative impact on the local area.

Stanton asked when a decision will be made. Sutherland responded that there is no current timeline. It will be an administrative vote by FERC. Harris asked how many states are part of the proposal. The RTO WEST would incorporate parts of 10 western states. Kufeldt-Antle talked about a letter from PNW congressional representation opposing the process. Shutt said the Secretary of Energy has given positive feedback about some concerns. FERC is attempting to drive deregulation through this process. Other states may benefit from the change. Hefflin asked how our historic energy price advantage is envied by other states. Sutherland responded that the congressional delegation is attempting to stop the plan. NW Powerworks is also working against this issue. Idsinga asked about areas being underserved. Shutt responded that there are areas that may have limited capacity. The right to transmission would be taken away and it would be a bidding system. Harris would like CPU to talk to the Vancouver City Council.

4. Summary of recent Public Meetings on GMA

Lee presented. The summary was handed out at the meeting and Lee reviewed this document. The feedback from public meetings is still being reviewed. Feedback was requested on the EIS alternatives and what criteria was most important in developing alternatives. Another important point was the range of alternatives. The meetings were successful and comment cards were also reviewed. The responses will be built into the alternatives. Hefflin asked about specific numbers of comments. Lee responded that the priorities are ranked by the number of comments. Harris asked about the response rate. Lee said he does not have the specific figures of how many comments were received. Harris asked for a general feel or thrust. Lee responded that the conclusion in the handout is about as close as you can come to a consensus. There is somewhat of a schism in respond. Growth management is supported by a plurality. Harris asked if we are done gathering info. Lee responded that we are still getting some comments from the web-site comment form. Lee was pleasantly surprised by the positive turnout. A mailer went out in early April to all property owners.

5. Review draft plan maps for consideration in EIS

Lee presented and stated by saying the alternatives are works in progress. There are currently three alternatives and another one is in the works. Alt A is no UGB expansion. This is based on the buildable lands model numbers. The need for changes in zoning appear to be minimal. Some industrial lands might be converted to residential, particularly because of critical lands constraints. Alt B uses a higher growth rate. This would have a sizable expansion to UGBs. Alt C is based on the policy direction from the BOCC to date. Alt B uses smaller number of people per household than Alt C and also a higher growth forecast. Alt C relies on the processes that the cities have gone through. Some modifications have been made, but are still up for discussion. Harris commented that she still wants the residential discussion to continue. They are still working on the overall number and have questions about the criteria. Alt D is still being developed and reflects that economic development strategy.

When the vacant buildable lands model is used they are struggling with what to include in the inventory for underutilized lands. Harris wanted the decisions to be made now so that they can plan. Kufeldt-Antle said Camas has had discussions with prospective residents currently outside of the UGB. Harris stated that Vancouver is trying to keep people informed, but don't want to step out too far with specific options. Idsinga said they have done a 50-year vision. The plan is about completed. Berry-Rohme, county resident, feels she wants more information. She asked when they will be part of the discussion. Stanton said that residents have all been invited into the discussion. Stanton said that they have tried to encourage people to be involved early on. Lee said that they can get on the info list. Ruby asked about traffic near WSU. Stanton responded that we are in moratorium right now. Harris asked about a timeline. Lee responded that the next milestone is more detail and charts by the July 17th work session with the BOCC. More work will still come after that time. Another round of public meetings will be in approximately September. Harris asked when the final alternative will be decided on. Lee responded for strong acknowledgement from the BOCC by the July meeting. The decision is needed so the environmental work can be done. Hefflin asked how long until Alt D. Lee responded by the end of this week. Vartanian asked about being on the web. The maps are on the web.

Miller asked if they reflect the I-5 Task Force recommendations. Lee responded they are still waiting for info to be incorporated into the cities' plans. The options will be tied to all of the options. It will try to show some of the tradeoffs of what transportation uses are decided upon.

6. TAC update

No report. Alternatives will be a topic at the next meeting on July 11th.

Stanton asked about the model sewer code and where it stands with the cities. She needs some more answers from providers. Is septic still allowed in service areas? Most are not allowing it. Stanton is interested in areas that might not be possible to serve geographically. Higbie said there have be presentations to TAC that cover many of the questions raised. Washougal is considering the model ordinance with its other changes. Lee said that the exceptions are the key. The model tries to limit the exceptions. It would

tighten county code. Heffin suggested the intent was to have one similar ordinance for all jurisdictions. Harris said the city has some financing programs available. Kufeldt-Antle said that financing mechanisms are available. Clean Water grants could be used. Carson said CDBG could be expanded to converting to sewer. Stanton asked if there is need for presentation. Kufeldt-Antle said the Health District resolution will have impacts on the cities. Stanton asked if all of the cities know about this issue. Everybody seems to be aware.

7. Next meeting date and time

August 21, 2002. Location is the Fire District Training office.

8. Adjourn

The meeting adjourned at 5:40 PM.

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